STIC

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Search Report
EIC 3600

To: JOHN SCARITO
Location: KNX4B79
Art Unit: 3600
Date: July 23, 2009
Case Serial Number: 10/713,348

From: *Sylvia Keys*
Location: EIC3600
KNX 4B59
Phone: (571) 272-3534
sylvia.keys@uspto.gov

Search Notes

Dear Examiner SCARITO:

Please find attached the results of your search for the above-referenced case. The search was conducted in Dialog, and the Internet.

I have listed *potential* references of interest in the first part of the search results. However, please be sure to scan through the entire report. There may be additional references that you might find useful.

If you have any questions about the search, or need a refocus, please do not hesitate to contact me.

Thank you for using the EIC, and we look forward to your next search!

I. Potential References of Interest

A. Dialog

18/3,K/6 (Item 5 from file: 15)
DIALOG(R)File 15: ABI/Inform(R)

00729603   93-78824
Risk-rating systems bring consistency to commercial lending

Laudeman, Mark
Commercial Lending Review   v8n3 pp: 28-39
Summer 1993
ISSN: 0886-8204 **Journal Code:** CLV
Word Count: 3282
Text:
...see the small-business market as a growth opportunity. The profit
potential in banking the small business is a function of the efficient
processing of **loan applications** and of basing decisions on a
thorough analysis of each loan applicant.

* Credit policies typically have not given lenders much guidance on what
constitutes a...impossible to implement. For example, the rules for rating
a single ratio like the leverage ratio would need to consider:

* the historic trend of the **ratio,**

* a **comparison** with industry averages,

* whether the **ratio** is in line with the bank's tolerance for
leverage as defined by its policy,

* any causal relationships with other financial ratios,

* the extent of...
...follows many different decision rules so that the leverage rating
reflects the following: the trend in the ratio over the past several
periods, how the **ratio compares** with the average leverage
ratio of its industry peers, whether it is within the range of
acceptable leverage defined in the bank's credit policy, and the extent to
which...ratios are combined into an overall risk rating, the collective
change may be significant enough to trigger a loan officer's interest. In
addition, risk **assessments** streamline reporting by eliminating the
false alarms that can limit the effectiveness of a reporting system
based on payment delinquency, overdrafts, or financial statement ratios.

RISK RATING OF PROSPECTIVE CUSTOMERS. By...

00876871

PROPERTY RATING AND RANKING SYSTEM AND METHOD
SYSTEME ET PROCEDE D'EVALUATION ET DE CLASSEMENT DE PROPRIETE

Patent Applicant/Patent Assignee:

- **CASE SHILLER WEISS INC**; 1698 Massachusetts Avenue, Cambridge, MA 02138
  US; US(Residence); US(Nationality)
  (For all designated states except: US)
- **WEISS Allan N**; 84 Irving Street, Cambridge, MA 02138
  US; US(Residence); US(Nationality)
  (Designated only for: US)

Patent Applicant/Inventor:

- **WEISS Allan N**
  84 Irving Street, Cambridge, MA 02138; US; US(Residence); US(Nationality); (Designated only
  for: US)

Legal Representative:

- **MELLO David M(agent)**
  McDermott, Will & Emery, 28 State Street, Boston, MA 02109; US;

	Country	Number	Kind	Date
Patent	WO	200211038	A1	20020207
Application	WO	2001US24131		20010801
Priorities	US	2000222517		20000802
	US	2000222400		20000802
	US	2000222391		20000802
	US	2000222515		20000802
	US	2000222401		20000802
	US	2000222399		20000802
	US	2000222452		20000802
	US	2000222514		20000802

	Country	Number	Kind	Date
	US	2000222453		20000802
	US	2000222397		20000802
	US	2000222493		20000802
	US	2000222516		20000802
	US	2000222513		20000802
	US	2000231928		20000911

Designated States: (All protection types applied unless otherwise stated - for applications 2004+)

[EP] AT; BE; CH; CY; DE; DK; ES; FI; FR; GB;
GR; IE; IT; LU; MC; NL; PT; SE; TR;

[OA] BF; BJ; CF; CG; CI; CM; GA; GN; GQ; GW;
ML; MR; NE; SN; TD; TG;

[AP] GH; GM; KE; LS; MW; MZ; SD; SL; SZ; TZ;
UG; ZW;

[EA] AM; AZ; BY; KG; KZ; MD; RU; TJ; TM;
Language Publication Language: English
Filing Language: English
Fulltext word count: 30510

Detailed Description:

...subject property. All of the subject property information is editable.

Rating and/or ranking may be accomplished, at least in part, by obtaining an automated **property valuation** of the subject property and **comparing** the proposed list price to the automated property valuation. Changing the list price for the subject property typically changes the rating and/or ranking, when...low end valuation of the subject property, for example the sale price of the subject property at foreclosure or auction. At the time of mortgage **loan application**, for example, an automated property valuation is obtained is and a DV is obtained. Forecasted valuations and DVs are also determined for one or more...UDC system and is hosted on application system 150 application server 152 in the illustrative
22
embodiment. Depending on the embodiment, the AAEL system equity **loan application** 200 of FIG. 2A may or may not be included with the UDC system. Additionally, the property valuation system 160 may also be optional, for...0 evaluation criteria to determine if it is appropriate to alert the client. If the client defined a spread criteria, comparator 916 is tasked to **compare** a certain parameter (e. g., **property valuation**) of each candidate property with the client's current property valuation to determine if the spread is achieved. That is, typically, the automated property valuation... ...g., property valuation) may

be compared to a parameter not tied to the current property. As an example, the RA system may be configured to **compare property valuation** of one or more candidate properties to cost of living within the second market and alert the client when an optimal relationship exists. Or, the...manager 1316, and a payment manager 1314 are also included, as described in further detail below.

As an example, at the time of a mortgage **loan application** by the client to borrow to purchase the subject property, or to borrow against the subject property, the lender uses the PGV system to obtain... ...skilled in the art. For example, a current DV may be determined or estimated by DV manager 1312 using past foreclosure comparable sales data and **comparing** that data to automated **property valuations** for the same subject properties. Forecast manager 1322 may then forecast DVs for the guarantee period, or for one or more points of time therein... ...variety of manners, but is preferably accomplished by looking at historical data on past foreclosure sales for homes similar to the subject property in that **geographic area** and **comparing** those foreclosure sale prices to the retrospective automated property valuations as of the time of the foreclosure sales. hi one form, 3 0 DV manager...

Dialog eLink: Order File History
36/3K/1 (Item 1 from file: 349)
DIALOG(R)File 349: PCT FULLTEXT

00893459

SCORE BASED DECISIONING
PRISE DE DECISION BASEE SUR UN RESULTAT

Patent Applicant/Patent Assignee:

- **HNC SOFTWARE INC**; 5935 Cornerstone Court West, San Diego, CA 92121 US; US(Residence); US(Nationality)

Legal Representative:

- **SACHS Robert R(et al)(agent)**
  Fenwick & West LLP, Two Palo Alto Square, Palo Alto, CA 94306; US;

	Country	Number	Kind	Date
Patent	WO	200227610	A1	20020404
Application	WO	2001US30193		20010926
Priorities	US	2000675992		20000929

Designated States: (All protection types applied unless otherwise stated - for applications 2004+)

[EP] AT; BE; CH; CY; DE; DK; ES; FI; FR; GB; GR; IE; IT; LU; MC; NL; PT; SE; TR;

[OA] BF; BJ; CF; CG; CI; CM; GA; GN; GQ; GW;

ML; MR; NE; SN; TD; TG;

[AP] GH; GM; KE; LS; MW; MZ; SD; SL; SZ; TZ;
UG; ZW;

[EA] AM; AZ; BY; KG; KZ; MD; RU; TJ; TM;
Language Publication Language: English

Filing Language: English

Fulltext word count: 9853

Detailed Description:

...then transfers at least part of the address and zip code data along with the credit card number to a
server for approval. The server **compares the zip code** and billing address data with the physical address
to which a cardholder's credit card is registered. Once the server compares this information, the
server...1) that a client will provide an honest response, 2) that a client is a good credit risk, for example,
in the context of a **loan application**, or 3) that a client will make a good research subject.

I
The interaction-processing server 100 returns the transaction score to the merchant server...

38/3,K/4 (Item 1 from file: 15)
DIALOG(R)File 15: ABI/Inform(R)
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00802809   94-52201
Artificial intelligence on a budget

Elliott, Micheline M
Mortgage Banking v54n3 pp: 79-89
Dec 1993
ISSN: 0730-0212 **Journal Code:** MOB
Word Count: 3015
Text:
...in less time. Fallouts would be practically nonexistent. And borrowers
would immediately know if they qualified to buy a home."

AQUARIUS automates underwriting by screening **loan**
applications to ensure that they meet every criteria for a
particular loan program and that they comply with all current requirements
of the secondary market investor. It then analyzes the loan in the same
manner as an underwriter. And it serves as a gateway to artificial
intelligence **fraud detection**, statistical **property**
valuation, loan status reporting and other automated quality-control
data bases. In addition, it may also provide access to
industry real estate data sources and local multiple listing services.
AQUARIUS can be adapted for each installation...

35/3,K/4 (Item 2 from file: 16)
DIALOG(R)File 16: Gale Group PROMT(R)

08230437   **Supplier Number:** 69268856 (**USE FORMAT 7 FOR FULLTEXT**)

AppIntell Completes a Financing Led by Citigroup.
PR Newswire , p NA
Jan 18 , 2001
Language: English   **Record Type:** Fulltext
Document Type: Newswire ; Trade
Word Count: 528
-

  AppIntell, Inc., formerly known as New City Asset Management, a leading
developer of online **fraud detection** and data integrity
verification software for **mortgage applications**, today
announced the closing of an equity investment led by Citigroup and
including Millennium 3, a venture capital fund.
    (Photo: http://www.newscom.com/cgi-bin/prnh/20010118/CGTH008)
    Citigroup's investment is primarily targeted towards accelerating
the growth of AppIntell's key **fraud detection** products
Dissco(TM) (Data Integrity Search & SCOre) and Fradar(TM) (FRAud
Desktop Appraisal Review) systems. Dissco and Fradar, the first web enabled
fraud prevention systems, are emerging as the **fraud detection**
tools of choice for both credit applications (i.e. **Mortgage
Application** Form 1003) and collateral valuations (i.e. Appraisal).
Blind sample test results of current Dissco and Fradar users, including six
"top 20" lenders, indicate an 82% to 98% accuracy rate in
identifying fraud or other types of critical data integrity
errors in **mortgage applications** and appraisals.
    "This investment will enhance AppIntell's ability to grow its unique
fraud detection products in order to meet the expanding demand for fraud...

...pre-funding fraud protection is emerging as an essential survival
strategy. Broader acceptance of Dissco and Fradar fraud (data integrity)
scores, as an industry standard **benchmark,** is gaining momentum with
mortgage wholesalers, retailers, investors, insurers and warehouse banks.
Dissco and Fradar's real-time scoring technology allows the daily analysis
of...

II.   Inventor Search Results from Dialog

02034966

Method and apparatus for constructing a forecast standard deviation for automated valuation modeling
Verfahren und Vorrichtung zur Berechnung einer Vorhersage- Standardabweichung fur automatisierte Bewertungsmodellierung
Procede et dispositif de calcul d'un ecart type de prediction pour modelisation de valuation automatisee

Patent Assignee:

- **FIRST AMERICAN REAL ESTATE SOLUTIONS, L.P.;** (7150120)
  5601 East La Palma avenue; Anaheim CA 92807; (US)
  (Applicant designated States: all)

Inventor:

- **Cagan, Christopher L.**
  5601 East La Palma Avenue; Anaheim, CA 92807; (US)
- **Cagan, Christopher L...**
  ; ;

Legal Representative:

- **Miller, James Lionel Woolverton et al (77841)**
  Kilburn & Strode, 20 Red Lion Street; London WC1R 4PJ; (GB)

	Country	Number	Kind	Date	
Patent	EP	1638011	A2	20060322	(Basic)
	EP	1638011	A3	20060809	
Application	EP	2005255773		20050916	
Priorities	US	944593		20040917	

Designated States:
AT; BE; BG; CH; CY; CZ; DE; DK; EE; ES;
FI; FR; GB; GR; HU; IE; IS; IT; LI; LT;
LU; LV; MC; NL; PL; PT; RO; SE; SI; SK;
TR;

Extended Designated States:
AL; BA; HR; MK; YU;

International Classification (Version 8) IPC	Level	Value	Position	Status	Version	Action	Source	Office
G06F-0017/18	A	I	F	B	20060101	20060131	H	EP
G06Q-0040/00	A	I	L	B	20060101	20060131	H	EP

Abstract Word Count: 66
NOTE: 2
NOTE: Figure number on first page: 2

Legal Status Type	Pub. Date	Kind	Text

Language Publication: English
Procedural: English
Application: English

Fulltext Availability Available Text	Language	Update	Word Count
CLAIMS A	(English)	200612	2243
SPEC A	(English)	200612	14771
Total Word Count (Document A) 17018			
Total Word Count (Document B) 0			
Total Word Count (All Documents) 17018			

Specification: ...contract is entered into by a buyer and seller, subject to the buyer receiving a loan to purchase the property. The buyer then submits a **loan application** to a lender based on the agreed upon purchase price. The responsive confidence score method provides the lender with a confidence score based on the...

YOUR CASE

0015036401 *Drawing available*
WPI Acc no: 2005-384393/200539
XRPX Acc No: N2005-311653
Detection method of fraud in mortgage application, involves computing price ratio data using valuation history data for subject property and historical sales data for property in geographic area containing subject property

Patent Assignee: FIRST AMERICAN REAL ESTATE SOLUTIONS LP (FIRS-N)
Inventor: **CAGAN C L**

Patent Family (1 patents, 1 countries)

Patent Number	Kind	Date	Application Number	Kind	Date	Update	Type
US 20050108025	A1	20050519	US 2003713348	A	20031114	200539	B

Priority Applications (no., kind, date): US 2003713348 A 20031114

Patent Details

Patent Number	Kind	Lan	Pgs	Draw	Filing Notes
US 20050108025	A1	EN	13	5	

Detection method of fraud in mortgage application, involves computing price ratio data using valuation history data for subject property and historical sales data for property in geographic area containing subject property Inventor: **CAGAN C L Alerting Abstract** ...the area, are obtained from computer system. The price ratio data is computed using the obtained data, for computing distortion index to detect fraud in **mortgage application**. Original Publication Data by Authority**ArgentinaPublication No.** Inventor name & address:**Cagan, Christopher L... Original Abstracts:**A method of detection of fraud in a **mortgage application**: in a **computer system**, maintaining a database of sales prices of real properties in a geographic area where the property is located; obtaining a valuation history for the property... **Claims:1**. A method of detection of fraud in a claim of valuation, such as an appraisal or a **mortgage application** for purchase, **loan, or** refinance of a subject real property to be used as collateral for the mortgage, using a computer system, the method comprising the steps of:maintaining... ... geographic area in which the subject property is located, and**computing a distortion index based on the price ratio data to detect fraud in the **mortgage application.>**

III. Patent Files from Dialog

File 324:GERMAN PATENTS FULLTEXT 1967-200929
    (c) 2009 UNIVENTIO/THOMSON
File 348:EUROPEAN PATENTS 1978-200929
    (c) 2009 European Patent Office
File 349:PCT FULLTEXT 1979-2009/UB=20090709|UT=20090702
    (c) 2009 WIPO/Thomson
File 344:Chinese Patents Abs Jan 1985-2006/Jan
    (c) 2006 European Patent Office
File 347:JAPIO Dec 1976-2009/Mar(Updated 090708)
    (c) 2009 JPO & JAPIO
File 350:Derwent WPIX 1963-2009/UD=200945
    (c) 2009 Thomson Reuters
File 371:French Patents 1961-2002/BOPI 200209
    (c) 2002 INPI. All rts. reserv.

? **ds**

Set	Items	Description
S1	182	MORTGAGE()(APPLICATION? ? OR PACKAGE? ?)
S2	986	LOAN()(APPLICATION? ? OR PACKAGE? ?)
S3	30553	FRAUD?

```
S4    202731   ILLEGAL OR CRIMINAL? OR COUNTERFEIT? OR FAKE OR FALSE OR U-
                NLAWFUL OR ILLIGITIMAT?
S5     25191   (S3 OR S4)(5N)(DETERMIN? OR ASSESS? OR DETECT OR DETECTS OR
                DETECTION OR DETECTING)
S6      8046   (S3 OR S4)(5N)(TRACK? OR MONITOR? OR IDENTIFY??? OR IDENTI-
                FIES?)
S7      6024   (SELLING OR SALES)()(PRICE? ? OR COST? ?)
S8       141   S7(5N)(DB OR DATABASE? OR DATAFILE? OR DATA()(BASE? ? OR F-
                ILE? ?))
S9    2143991  RATIO OR RATIOS
S10    264425  (CURRENT OR PAST OR HISTORY OR HISTORIES)(5N)(VALUE OR VAL-
                UES OR VALUATION? ?)
S11     32837  (S9 OR S10)(5N)(COMPARE OR COMPARES OR COMPARING OR COMPAR-
                ISON? ?)
S12     9515   BENCHMARK?
S13      120   PROPERTY()VALUATION? ?
S14     22475  ZIP()CODE? ? OR COUNTY()CODE? ? OR CITY()CODE? ? OR GEOGRA-
                PHIC()AREA? ?
S15     6499   COMPARABLES
S16      181   (S13:S15)(5N)(COMPARE OR COMPARES OR COMPARING OR COMPARIS-
                ON? ?)
S17      477   PRICE()RATIO? ?
S18       95   DISTORTION()(INDEX??? OR INDICE? ?)
S19        5   (S17 OR S18)(5N)(COMPUTERIS? OR AUTOMATED OR ELECTRONIC?)
S20      266   RATIO? ?()DIFFERENCES
S21        0   S20(5N)(ABNORMAL OR COMPARABLE)
S22        0   VALUE(1W)VALUE RATIO
S23      511   SPATIAL()DISTORTION?
S24       15   AU=(CAGAN, C? OR CAGAN C? OR CHRISTOPHER(2N)CAGAN)
S25     1112   S1:S2
S26       69   S25 AND (S5:S6)
S27        1   S26 AND S8
S28        1   S26 AND (S11:S12)
S29        1   S28 NOT S27
S30        1   S26 AND S16
S31        1   S30 NOT (S27 OR S29)
S32        0   S26 AND S19
S33        0   S26 AND S21
S34        0   S26 AND (S22 OR S23)
S35       21   S26 AND (S9 OR S10)
S36        2   S25 AND S16
S37        0   S26 AND S12
S38       20   S26 AND (S13:S15)
S39        0   S38 AND (S19 OR S21 OR S22 OR S23)
S40        2   S24 AND S25

?
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0015036401 *Drawing available*
WPI Acc no: 2005-384393/200539
XRPX Acc No: N2005-311653
Detection method of fraud in mortgage application, involves computing price ratio data using valuation history data for subject property and historical sales data for property in geographic area containing subject property
Patent Assignee: FIRST AMERICAN REAL ESTATE SOLUTIONS LP (FIRS-N)
Inventor: CAGAN C L

Patent Family (1 patents, 1 countries)							
Patent Number	**Kind**	**Date**	**Application Number**	**Kind**	**Date**	**Update**	**Type**
US 20050108025	A1	20050519	US 2003713348	A	20031114	200539	B

Priority Applications (no., kind, date): US 2003713348 A 20031114

Patent Details				
Patent Number	**Kind**	**Lan**	**Pgs**	**Draw**	**Filing Notes**
US 20050108025	A1	EN	13	5	

Detection method of fraud in mortgage application, involves computing price ratio data using valuation history data for subject property and historical sales data for property in geographic area containing subject property Original Titles: Method for mortgage **fraud detection Alerting Abstract** ...NOVELTY - A **database** of **sales prices** of several real properties in a geographic area in which subject real property is located, is maintained in computer system. The valuation history data for ... ...for property in the area, are obtained from computer system. The price ratio data is computed using the obtained data, for computing distortion index to **detect fraud** in **mortgage application**. ...USE - For **detecting fraudulent** activities in claim of valuation, such as mortgage and appraisal applications for purchase, loan and refinance of subject real property, using computer system... ...DESCRIPTION OF DRAWINGS - The figure shows a block diagram of the information flow of the process of **detecting** mortgage **fraud**. Original Publication Data by Authority**Argentina**Publication No. Original **Abstracts:**A method of **detection** of fraud in a **mortgage application**: in a **computer system**, maintaining a **database** of **sales prices of** real **properties in** a geographic area where the property is located; obtaining a valuation history for the property; obtaining historical sales data for similar properties in the geographic... **Claims:1**. A method of **detection** of fraud in a claim of valuation, such as an appraisal or a **mortgage application** for purchase, **loan, or** refinance of a subject real property to be used as collateral for the mortgage, using a computer system, the method comprising the steps of:maintaining a **database** of **sales prices** in the **computer** system **of a** plurality of real properties in a geographic area in which the subject real property is located,obtaining from the computer system valuation history data for... ... subject property in the geographic area in which the subject property is located, andcomputing a distortion index based on the price ratio data to **detect fraud** in the **mortgage application.>**
Dialog eLink: <u>Order File History</u>
29/3K/1 (Item 1 from file: 349)
DIALOG(R)File 349: PCT FULLTEXT

00752886

MORTGAGE AUCTION PROCESS MODEL
MODELE D'UN PROCESSUS D'ENCHERES HYPOTHECAIRES

Patent Applicant/Patent Assignee:

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  US; US(Residence); US(Nationality)
  (For all designated states except: US)
- **KOLESZAR William**; 2661 Fox Hills Drive, Decatur, GA 30033
  US; US(Residence); US(Nationality)
  (Designated only for: US)
- **BEALE Elsa**; 1111 Dunbarton Trace, Atlanta, GA 30319
  US; US(Residence); US(Nationality)
  (Designated only for: US)
- **DANIELS Alan**; Suite 400, 3333 Peachtree, Atlanta, GA 30326
  US; US(Residence); US(Nationality)
  (Designated only for: US)
- **LACOUR Jamal**; 735 Woodshire Trail, Atlanta, GA 30031
  US; US(Residence); US(Nationality)
  (Designated only for: US)

Patent Applicant/Inventor:

- **KOLESZAR William**
  2661 Fox Hills Drive, Decatur, GA 30033; US; US(Residence); US(Nationality); (Designated only for: US)
- **BEALE Elsa**
  1111 Dunbarton Trace, Atlanta, GA 30319; US; US(Residence); US(Nationality); (Designated only for: US)
- **DANIELS Alan**
  Suite 400, 3333 Peachtree, Atlanta, GA 30326; US; US(Residence); US(Nationality); (Designated only for: US)
- **LACOUR Jamal**
  735 Woodshire Trail, Atlanta, GA 30031; US; US(Residence); US(Nationality); (Designated only for: US)

Legal Representative:

- **MEHRMANN Michael J(agent)**
  Morris, Manning & Martin, LLP, 1600 Atlanta Financial Center, 3343 Peachtree Road NE, P.O. Box 550768, Atlanta, GA 30355; US;

	Country	Number	Kind	Date
Patent	WO	200065516	A2	20001102
Application	WO	2000US11897		20000428
Priorities	US	99131360		19990428

Designated States: (All protection types applied unless otherwise stated - for applications 2004+)

[EP] AT; BE; CH; CY; DE; DK; ES; FI; FR; GB;
GR; IE; IT; LU; MC; NL; PT; SE;

[OA] BF; BJ; CF; CG; CI; CM; GA; GN; GW; ML;
MR; NE; SN; TD; TG;

[AP] GH; GM; KE; LS; MW; SD; SL; SZ; TZ; UG;
ZW;

[EA] AM; AZ; BY; KG; KZ; MD; RU; TJ; TM;
Language Publication Language: English
Filing Language: English
Fulltext word count: 20897

Detailed Description:

...through a lender directly or through a broker affiliated with a set of lenders. For example, a consumer may enter a bank and complete a **loan application** provided by that lender. In addition, this consumer authorizes the lender to retrieve a copy of his credit report. Subsequently, the lender decides whether to offer a loan based on the consumer's **loan application** and credit report. In making this decision, lenders may vary the amount they charge a consumer for the loan in terms of fees and interest rate.

To increase the chance of aettina a competitive offer, the consumer may contact multiple lenders, complete multiple **loan applications**, and authorize the release of multiple credit reports. Though "shopping around" may marginally increase the chance of etting a
9 2)
competitive priced financing directly... ...a consumer completes an application and authorizes the mortgage broker to obtain one copy of his credit report. Subsequently, the mortgage broker may submit the **loan application** to several lending institutions. As previously described, lenders consider whether io they want to offer a loan based on the **loan application** and credit score. However, mortgage brokers that generate repeat business for lenders may aid the consumer in getting a more competitive offer. In addition, the... ...the mortgage broker. Moreover, the process may subject the borrower to a considerable amount of time. For example, a broker may have to submit a **loan application** of a borrower with a low credit score to several lenders before finding one that will offer a loan. Though using both mortgage brokers and... ...lending institutions can save the valuable resources and money spent on finding potential customers.

Generally described, the invention is a method for electronically auctioning a **loan application** submitted by a borrower. The borrower submits for auction an electronic **loan application** consisting of the borrower profile ... electronically bid on the application during the bidding interval.

More specifically described, the Mortgage Auction Process is an multi-tiered, on-line marketplace where consumer **mortgage applications** are bid upon in an auction format by competing lending institutions. A borrower visits the mortgage auction site and completes an application. The application includes...provided.

In step 900, the mortgage auction process routine 108 provides a participation agreement for acceptance by the borrower. The agreement authorizes the borrower's **loan application** information and credit profile to be provided to lenders. However, the name, social security number, and contact information generally will not be provided except to...108 1 5 creates a borrower profile from the borrower inforination stored in step 1004. The borrower profile may include a large portion of the **mortgage application**, as well as scores from the borrower's credit report. But, it does not include identifying information regarding the borrower. For example, the loan summary... fee, the appraisal fee, the origination fee and discount points.

Furthermore, there is a button "Submit Bid". Below such button, there is provided a selected **mortgage application** window 1585 identifying those application in the auction which meet the established criteria. Such window 1585 lists information in a row/colurrm format identifying the... ...generally consists of fees and a base interest rate. The bids are based upon the information provided to the lender from the auction borrower's **loan applications**. Step 1702 is followed by step 1704, in which the mortgage auction process routine 108 converts the bids to a comparative index. The comparative index...

Claims:

...Auction Review Status
Message BodyDear %username:As you know, your loan auction was scheduled to clos6 today.Unfortunately, we have not received an appropriate **loan package** to Z,60fit your particular home financing needs. While there may be severalreasons for this situation, it is generally an indicator that lenders...you will greatly increase your chances for success In the Mortgage Auction.Debt Ratio Analysis:Your anticipated mortgage request indicates that your BACK END DEST **RATIO**. (the **comparison** of your outgoing debt payments as a percentage of your total income in addition to your anticipated mortgage amount) Is 0%. Such a ratio generally...an address #W you may have already entered into our system. Get started by simply selecting the purpose of the loan. You can create a **mortgage application** for a new address or for an address that you may have already entered in our system.Create A New **Mortgage Application**What you may needWhat Is the purpose of this loan?.. Monthly expensesaExi:ting mortgageinformationTo purchase a new home. aincome information7... ...read and agree to the following terms: -Gr(@k@.com's Mortgage Auction may request ONE credit report. When placed on the auction block, my **loan application** and credit profile (EXCWDING my Name, SSN, and Contact Information) is provided to lenders for bidding. Only the lender that submits the winning bid will receive my complete **loan package**, including name, full credit report and contact information. The Consumer Disclosure. 1 am ready to use the Auction to get the lowest rates and fees...thorough review of the potential borrower's income, debt, and property specifics. The Lender may

withdraw its loan offer if any of Consumers information is **determined** to be inaccurate or intentionally **fraudulent**. Due to the complexity and size of the contemplated transaction, Consumer should not rely exclusively upon the information provided in this website. A qualified individual... ...to any service from the tabs above.Addresses On RecordAddress County State ZipCodeNo Street Entered No County Defined No No Zip DefExisting **Mortgage Application**(s)Mortgage ID "EnterDate Address Statusedit I messages Application not yet completedOur ServicesMortgage Auction Rto-perty-Ana lyabsLDo you know how... ...is thelo eas4est way to get theWest rate -- guaranteedtCompanyHome 11 MyHomePlanner V My Activity Into Privacy Contact UsPrevious PageSample **Loan Package**Application ID: 99999Buyer's ProfileCredit Scores: Beacon: 750 - Fair Isaac: 746 - Empirica: 745View Credit Report 4:!@:- 1 D-TdDebt Ratios (Front...Property AnalysisGet your FREE ResidentialProperty Report now.Company j Privacy Contact UsHome I MyHomePlanner My Activity InfoBidding Bulk BiddingMy Activity **Mortgage Applications**Auction Bulk Bidding AmountsWhat is Bulk Bidding?Interest Rate:LegalFee: $1= Processing Fee: $ = Underwriting Fee: $Document Preparation Fee: $= Appraisal Fee: $= Origination Fee: =0/0... ...Property AnalysisGet your FREE ResidentialProperty Report now.CompanyHome MyHomePlanner My Activity Into Privacy Contact UsBidding Bulk Bidding @A AuctionMy Activity **Mortgage Applications**Corn, welcome to the Auction Review. View all mortgage profiles and credit reoorts for free, then submit your best rates and fees in an online...

Dialog eLink: Order File History
31/3K/1 (Item 1 from file: 349)
DIALOG(R)File 349: PCT FULLTEXT
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00893459

SCORE BASED DECISIONING
PRISE DE DECISION BASEE SUR UN RESULTAT

Patent Applicant/Patent Assignee:

- **HNC SOFTWARE INC**; 5935 Cornerstone Court West, San Diego, CA 92121 US; US(Residence); US(Nationality)

Legal Representative:

- **SACHS Robert R(et al)(agent)**
  Fenwick & West LLP, Two Palo Alto Square, Palo Alto, CA 94306; US;

	Country	Number	Kind	Date
Patent	WO	200227610	A1	20020404
Application	WO	2001US30193		20010926
Priorities	US	2000675992		20000929

Designated States: (All protection types applied unless otherwise stated - for applications 2004+)

Detailed Description:

...the cost of shipping.

3) Loss from Human Intervention
Presently, an on-line merchant can attempt to use parameter-based rules and negative files to **determine** credit card **fraud**. Parameter based rules use if/then logic to attempt to identify aberrant behavior based on specific data such as negative file information. Negative files are ...burdensome order forms stand to gain significant market share.

8) Limitations of Most Fraud-Risk Solutions
On-line retailers have been implementing a range of **fraud detection** and reduction techniques to combat the problems described above. Typical solutions that on-line merchants have deployed include the use or rule sets and basic... ...rule might read: 'IF the transaction amount is over $1000 and the ship-to address is outside North America THEN decline the transaction". Rule-based **fraud detection** and reduction methods by themselves are limited because they.

Fail to **detect** an unacceptably large amount of **fraud**
Result in high false-positive rates (a false-positive result occurs when a **fraud detection** method flags a valid transaction as potentially fraudulent) Create a high volume of cases requiring human intervention to investigate
transactions identified as potentially fraudulent
Are slow to adapt to new methods of conunitting **fraud**, requiring new
rules to **identify** the **fraud**
b) Address Verification Service (AVS)
AVS attempts to verify that the billing address for a credit card presented by a customer is the same as... ...then transfers at least part of the address and zip code data along with the credit card number to a server for approval. The server **compares the zip code** and billing address data with the physical address to which a cardholder's credit card is registered. Once the server compares this information, the server... ...result of the comparison.

AVS was designed for mail and telephone orders and many on-line merchants presently use AVS. However, AVS has no international **fraud detection** capability, is not designed for on-line transactions, and is available only for certain credit cards.

Furthermore, there are many legitimate instances when the shipping...a fraud score for the requested transaction. The transaction-scoring model and its operation are described in U.S. Patent No. 5,819,226, entitled 'Fraud Detection Using Predictive Modeling" and incorporated herein by reference in its entirety.

Interaction-processing server 100 provides the merchant with an evaluation of the initial information a **loan application**, or 3) that a client will make a good research subject.

I
The interaction-processing server 100 returns the transaction score to the merchant server... ...question set with a high expected value of fulfillment.

In a preferred embodiment, the information value prediction model uses the information obtained to create the **fraud** score to **determines** 146 the value of the missing information represented by the question set. In addition, a friction model, using

00893459

SCORE BASED DECISIONING
PRISE DE DECISION BASEE SUR UN RESULTAT

Patent Applicant/Patent Assignee:

- **HNC SOFTWARE INC**; 5935 Cornerstone Court West, San Diego, CA 92121 US; US(Residence); US(Nationality)

Legal Representative:

- **SACHS Robert R(et al)(agent)**
  Fenwick & West LLP, Two Palo Alto Square, Palo Alto, CA 94306; US;

	Country	Number	Kind	Date
Patent	WO	200227610	A1	20020404
Application	WO	2001US30193		20010926
Priorities	US	2000675992		20000929

Designated States: (All protection types applied unless otherwise stated - for applications 2004+)

[EP] AT; BE; CH; CY; DE; DK; ES; FI; FR; GB;
GR; IE; IT; LU; MC; NL; PT; SE; TR;

[OA] BF; BJ; CF; CG; CI; CM; GA; GN; GQ; GW;
ML; MR; NE; SN; TD; TG;

[AP] GH; GM; KE; LS; MW; MZ; SD; SL; SZ; TZ;
UG; ZW;

[EA] AM; AZ; BY; KG; KZ; MD; RU; TJ; TM;
Language Publication Language: English
Filing Language: English
Fulltext word count: 9853

Detailed Description:

...then transfers at least part of the address and zip code data along with the credit card number to a
server for approval. The server **compares** the **zip code** and billing address data with the physical address
to which a cardholder's credit card is registered. Once the server compares this information, the
server...1) that a client will provide an honest response, 2) that a client is a good credit risk, for example,
in the context of a **loan application**, or 3) that a client will make a good research subject.

I
The interaction-processing server 100 returns the transaction score to the merchant server...

00876871

PROPERTY RATING AND RANKING SYSTEM AND METHOD
SYSTEME ET PROCEDE D'EVALUATION ET DE CLASSEMENT DE PROPRIETE

Patent Applicant/Patent Assignee:

- **CASE SHILLER WEISS INC**; 1698 Massachusetts Avenue, Cambridge, MA 02138
  US; US(Residence); US(Nationality)
  (For all designated states except: US)
- **WEISS Allan N**; 84 Irving Street, Cambridge, MA 02138
  US; US(Residence); US(Nationality)
  (Designated only for: US)

Patent Applicant/Inventor:

- **WEISS Allan N**
  84 Irving Street, Cambridge, MA 02138; US; US(Residence); US(Nationality); (Designated only for: US)

Legal Representative:

- **MELLO David M(agent)**
  McDermott, Will & Emery, 28 State Street, Boston, MA 02109; US;

	Country	Number	Kind	Date
Patent	WO	200211038	A1	20020207
Application	WO	2001US24131		20010801
Priorities	US	2000222517		20000802
	US	2000222400		20000802
	US	2000222391		20000802
	US	2000222515		20000802
	US	2000222401		20000802
	US	2000222399		20000802
	US	2000222452		20000802
	US	2000222514		20000802
	US	2000222453		20000802
	US	2000222397		20000802
	US	2000222493		20000802
	US	2000222516		20000802
	US	2000222513		20000802
	US	2000231928		20000911

Designated States: (All protection types applied unless otherwise stated - for applications 2004+)

[EP] AT; BE; CH; CY; DE; DK; ES; FI; FR; GB;
GR; IE; IT; LU; MC; NL; PT; SE; TR;

[OA] BF; BJ; CF; CG; CI; CM; GA; GN; **GQ**; GW; ML; MR; NE; SN; TD; TG;

[AP] GH; GM; KE; LS; MW; MZ; SD; SL; SZ; TZ; UG; ZW;

[EA] AM; AZ; BY; KG; KZ; MD; RU; TJ; TM;

Language Publication Language: English

Filing Language: English

Fulltext word count: 30510

Detailed Description:

...subject property. All of the subject property information is editable.

Rating and/or ranking may be accomplished, at least in part, by obtaining an automated **property valuation** of the subject property and **comparing** the proposed list price to the automated property valuation. Changing the list price for the subject property typically changes the rating and/or ranking, when...low end valuation of the subject property, for example the sale price of the subject property at foreclosure or auction. At the time of mortgage **loan application**, for example, an automated property valuation is obtained is and a DV is obtained. Forecasted valuations and DVs are also determined for one or more...UDC system and is hosted on application system 150 application server 152 in the illustrative
22
embodiment. Depending on the embodiment, the AAEL system equity **loan application** 200 of FIG. 2A may or may not be included with the UDC system. Additionally, the property valuation system 160 may also be optional, for...0 evaluation criteria to determine if it is appropriate to alert the client. If the client defined a spread criteria, comparator 916 is tasked to **compare** a certain parameter (e. g., **property valuation**) of each candidate property with the client's current property valuation to determine if the spread is achieved. That is, typically, the automated property valuation... ...g., property valuation) may be compared to a parameter not tied to the current property. As an example, the RA system may be configured to **compare property valuation** of one or more candidate properties to cost of living within the second market and alert the client when an optimal relationship exists. Or, the...manager 1316, and a payment manager 1314 are also included, as described in further detail below.

As an example, at the time of a mortgage **loan application** by the client to borrow to purchase the subject property, or to borrow against the subject property, the lender uses the PGV system to obtain... ...skilled in the art. For example, a current DV may be determined or estimated by DV manager 1312 using past foreclosure comparable sales data and **comparing** that data to automated **property valuations** for the same subject properties. Forecast manager 1322 may then forecast DVs for the guarantee period, or for one or more points of time therein... ...variety of manners, but is preferably accomplished by looking at historical data on past foreclosure sales for homes similar to the subject property in that **geographic area** and **comparing** those foreclosure sale prices to the retrospective automated property valuations as of the time of the foreclosure sales. hi one form, 3 0 DV manager...

02034966

Method and apparatus for constructing a forecast standard deviation for automated valuation modeling
Verfahren und Vorrichtung zur Berechnung einer Vorhersage- Standardabweichung fur automatisierte Bewertungsmodellierung
Procede et dispositif de calcul d'un ecart type de prediction pour modelisation de valuation automatisee

Patent Assignee:

- **FIRST AMERICAN REAL ESTATE SOLUTIONS, L.P.**; (7150120)
  5601 East La Palma avenue; Anaheim CA 92807; (US)
  (Applicant designated States: all)

Inventor:

- **Cagan, Christopher L.**
  5601 East La Palma Avenue; Anaheim, CA 92807; (US)
- **Cagan, Christopher L...**
  ; ;

Legal Representative:

- **Miller, James Lionel Woolverton et al (77841)**
  Kilburn & Strode, 20 Red Lion Street; London WC1R 4PJ; (GB)

	Country	Number	Kind	Date	
Patent	EP	1638011	A2	20060322	(Basic)
	EP	1638011	A3	20060809	
Application	EP	2005255773		20050916	
Priorities	US	944593		20040917	

Designated States:
AT; BE; BG; CH; CY; CZ; DE; DK; EE; ES;
FI; FR; GB; GR; HU; IE; IS; IT; LI; LT;
LU; LV; MC; NL; PL; PT; RO; SE; SI; SK;
TR;

Extended Designated States:
AL; BA; HR; MK; YU;

International Classification (Version 8) IPC	Level	Value	Position	Status	Version	Action	Source	Office
G06F-0017/18	A	I	F	B	20060101	20060131	H	EP
G06Q-0040/00	A	I	L	B	20060101	20060131	H	EP

Abstract Word Count: 66
NOTE: 2
NOTE: Figure number on first page: 2

Legal Status Type	Pub. Date	Kind	Text

Language Publication: English
Procedural: English
Application: English

Fulltext Availability Available Text	Language	Update	Word Count
CLAIMS A	(English)	200612	2243
SPEC A	(English)	200612	14771
Total Word Count (Document A) 17018			
Total Word Count (Document B) 0			
Total Word Count (All Documents) 17018			

Specification: ...contract is entered into by a buyer and seller, subject to the buyer receiving a loan to purchase the property. The buyer then submits a **loan application** to a lender based on the agreed upon purchase price. The responsive confidence score method provides the lender with a confidence score based on the...

0015036401 *Drawing available*
WPI Acc no: 2005-384393/200539
XRPX Acc No: N2005-311653
Detection method of fraud in mortgage application, involves computing price ratio data using valuation history data for subject property and historical sales data for property in geographic area containing subject property

Patent Assignee: FIRST AMERICAN REAL ESTATE SOLUTIONS LP (FIRS-N)
Inventor: **CAGAN C L**

Patent Family (1 patents, 1 countries)

Patent Number	Kind	Date	Application Number	Kind	Date	Update	Type
US 20050108025	A1	20050519	US 2003713348	A	20031114	200539	B

Priority Applications (no., kind, date): US 2003713348 A 20031114

Patent Details

Patent Number	Kind	Lan	Pgs	Draw	Filing Notes
US 20050108025	A1	EN	13	5	

Detection method of fraud in mortgage application, involves computing price ratio data using valuation history data for subject property and historical sales data for property in geographic area containing subject property Inventor: **CAGAN C L Alerting Abstract** ...the area, are obtained from computer system. The price ratio data is computed using the obtained data, for computing distortion index to detect fraud in **mortgage application**. Original Publication Data by Authority Argentina**Publication No.** Inventor name & address:**Cagan, Christopher L... Original Abstracts:**A method of detection of fraud in a **mortgage application**: in a **computer system**, maintaining a database of sales prices of real properties in a geographic area where the property is located; obtaining a valuation history for the property... **Claims:1.** A method of detection of fraud in a claim of valuation, such as an appraisal or a **mortgage application** for purchase, **loan, or** refinance of a subject real property to be used as collateral for the mortgage, using a computer system, the method comprising the steps of:maintaining... ... geographic area in which the subject property is located, andcomputing a distortion index based on the price ratio data to detect fraud in the **mortgage application.>**

IV. Text Search Results from Dialog

A. Abstract Databases

File 2:INSPEC 1898-2009/Jul W2
    (c) 2009 The IET
File 35:Dissertation Abs Online 1861-2009/Jun
    (c) 2009 ProQuest Info&Learning
File 65:Inside Conferences 1993-2009/Jul 23
    (c) 2009 BLDSC all rts. reserv.
File 99:Wilson Appl. Sci & Tech Abs 1983-2009/Jun
    (c) 2009 The HW Wilson Co.
File 474:New York Times Abs 1969-2009/Jul 23
    (c) 2009 The New York Times
File 475:Wall Street Journal Abs 1973-2009/Jul 23
    (c) 2009 The New York Times
File 583:Gale Group Globalbase(TM) 1986-2002/Dec 13
    (c) 2002 Gale/Cengage
File 139:EconLit 1969-2009/Jul
    (c) 2009 American Economic Association

? **ds**

Set	Items	Description
S1	498	MORTGAGE()(APPLICATION? ? OR PACKAGE? ?)
S2	1333	LOAN()(APPLICATION? ? OR PACKAGE? ?)
S3	58738	FRAUD?
S4	194796	ILLEGAL OR CRIMINAL? OR COUNTERFEIT? OR FAKE OR FALSE OR U-NLAWFUL OR ILLIGITIMAT?
S5	9985	(S3 OR S4)(5N)(DETERMIN? OR ASSESS? OR DETECT OR DETECTS OR DETECTION OR DETECTING)
S6	2446	(S3 OR S4)(5N)(TRACK? OR MONITOR? OR IDENTIFY??? OR IDENTI-FIES?)
S7	7580	(SELLING OR SALES)()(PRICE? ? OR COST? ?)
S8	3	S7(5N)(DB OR DATABASE? OR DATAFILE? OR DATA()(BASE? ? OR F-ILE? ?))
S9	669656	RATIO OR RATIOS
S10	29852	(CURRENT OR PAST OR HISTORY OR HISTORIES)(5N)(VALUE OR VAL-UES OR VALUATION? ?)
S11	6288	(S9 OR S10)(5N)(COMPARE OR COMPARES OR COMPARING OR COMPAR-ISON? ?)
S12	74302	BENCHMARK?
S13	265	PROPERTY()VALUATION? ?
S14	3590	ZIP()CODE? ? OR COUNTY()CODE? ? OR CITY()CODE? ? OR GEOGRA-PHIC()AREA? ?
S15	248	COMPARABLES
S16	25	(S13:S15)(5N)(COMPARE OR COMPARES OR COMPARING OR COMPARIS-ON? ?)
S17	856	PRICE()RATIO? ?
S18	125	DISTORTION()(INDEX??? OR INDICE? ?)
S19	4	(S17 OR S18)(5N)(COMPUTERIS? OR AUTOMATED OR ELECTRONIC?)
S20	73	RATIO? ?()DIFFERENCES
S21	0	S20(5N)(ABNORMAL OR COMPARABLE)
S22	1	VALUE(1W)VALUE RATIO
S23	367	SPATIAL()DISTORTION?

```
S24      7  AU=(CAGAN, C? OR CAGAN C? OR CHRISTOPHER(2N)CAGAN)
S25   1807  S1:S2
S26      0  S25 AND (S5:S6)
S27     57  S25 AND (S3:S4)
S28      0  S27 AND S8
S29      0  S27 AND S7
S30      0  S27 AND (S11:S12)
S31      0  S27 AND (S9:S10)
S32      0  S27 AND S12
S33      0  S27 AND S16
S34      0  S27 AND (S13:S15)
S35      0  S27 AND S19
S36      0  S27 AND (S21:S23)
S37      0  S27 AND RATIO? ?
S38      0  S27 AND BENCHMARK?
S39     54  RD S27  (unique items)
S40     50  S39 NOT PY>2003
S41      0  S40 AND (COMPARE OR COMPARES OR COMPARING OR COMPARISON? ?)
S42      1  S40 AND (DETERMIN? OR ASSESS? OR DETECT OR DETECTS OR DETE-
            CTION OR DETECTING)
S43      0  S24 AND S25
S44      0  S24 AND (S9 OR S12)

?
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42/3,K/1 (Item 1 from file: 35)
DIALOG(R)File 35: Dissertation Abs Online

737176   ORDER NO: AAD81-04359
**BLACK WEALTH, BLACK CREDIT: RESTRICTED ACCESS TO LONG-TERM
MORTGAGE CREDIT AND THE BLACK-WHITE WEALTH GAP**

Author: ADAMS, CLARENCE HENRY, JR.
Degree: PH.D.
Year: 1980
Corporate Source/Institution: THE UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL (
0153)
Source: Volume 4108A of Dissertations Abstracts International.
PAGE 3678 . 161 PAGES

   ...explanation of why a long-term credit constraint may exist even when short-term credit is readily
available.
   In the absence of racial discrimination, a **mortgage application** should be accepted or rejected on the
basis of the applicant's probability of repaying the loan. Using data from the Fair Lending Practices Pilot
Project, a credit model was developed to test the creditworthiness of various mortgage applicants. In
addition to independent variables that should **determine** an applicant's probability of repaying the loan,
the race, sex, and martial status of the applicants were included as independent variables. The dependent
variable... ...or rejection of the loan. In a non-discriminatory credit market, a black and white of similar
creditworthiness should be equally likely of having their **loan application** accepted. Testing using a

logit procedure revealed that in five of the six test cities, when blacks and whites of equal creditworthiness were compared, blacks... ...credit requirements than are whites in order to secure mortgage loan approval. The results from the fifth test city are consistent with the existence of **illegal** redlining.

The evidence of racial discrimination in the home mortgage market implies serious problems in closing the wealth gap separating black and white Americans. While...

V. Text Search Results from Dialog

A. Full-Text Databases

File 267:Finance & Banking Newsletters 2008/Sep 29
 (c) 2008 Dialog
File 268:Banking Info Source 1981-2009/Jul W2
 (c) 2009 ProQuest Info&Learning
File 625:American Banker Publications 1981-2008/Jun 26
 (c) 2008 American Banker
File 626:Bond Buyer Full Text 1981-2008/Jul 07
 (c) 2008 Bond Buyer
File 9:Business & Industry(R) Jul/1994-2009/Jul 22
 (c) 2009 Gale/Cengage
File 16:Gale Group PROMT(R) 1990-2009/Jun 30
 (c) 2009 Gale/Cengage
File 20:Dialog Global Reporter 1997-2009/Jul 23
 (c) 2009 Dialog
File 15:ABI/Inform(R) 1971-2009/Jul 22
 (c) 2009 ProQuest Info&Learning
File 148:Gale Group Trade & Industry DB 1976-2009/Jul 07
 (c) 2009 Gale/Cengage
File 160:Gale Group PROMT(R) 1972-1989
 (c) 1999 The Gale Group
File 275:Gale Group Computer DB(TM) 1983-2009/Jun 24
 (c) 2009 Gale/Cengage
File 610:Business Wire 1999-2009/Jul 23
 (c) 2009 Business Wire.
File 613:PR Newswire 1999-2009/Jul 23
 (c) 2009 PR Newswire Association Inc
File 621:Gale Group New Prod.Annou.(R) 1985-2009/Jun 16
 (c) 2009 Gale/Cengage
File 636:Gale Group Newsletter DB(TM) 1987-2009/Jun 30
 (c) 2009 Gale/Cengage
File 624:McGraw-Hill Publications 1985-2009/Jul 23
 (c) 2009 McGraw-Hill Co. Inc
File 634:San Jose Mercury Jun 1985-2009/Jul 21
 (c) 2009 San Jose Mercury News
File 810:Business Wire 1986-1999/Feb 28
 (c) 1999 Business Wire
File 813:PR Newswire 1987-1999/Apr 30
 (c) 1999 PR Newswire Association Inc
File 608:MCT Information Svc. 1992-2009/Jul 23
 (c) 2009 MCT Information Svc.

? DS

Set Items Description
S1 28946 MORTGAGE()(APPLICATION? ? OR PACKAGE? ?)
S2 88323 LOAN()(APPLICATION? ? OR PACKAGE? ?)
S3 1348708 FRAUD?

S4   4599969   ILLEGAL OR CRIMINAL? OR COUNTERFEIT? OR FAKE OR FALSE OR U-
            NLAWFUL OR ILLIGITIMAT?
S5   129662   (S3 OR S4)(5N)(DETERMIN? OR ASSESS? OR DETECT OR DETECTS OR
            DETECTION OR DETECTING)
S6   84296   (S3 OR S4)(5N)(TRACK? OR MONITOR? OR IDENTIFY??? OR IDENTI-
            FIES?)
S7   1552727   (SELLING OR SALES)()(PRICE? ? OR COST? ?)
S8   216   S7(5N)(DB OR DATABASE? OR DATAFILE? OR DATA()(BASE? ? OR F-
            ILE? ?))
S9   2636347   RATIO OR RATIOS
S10   352876   (CURRENT OR PAST OR HISTORY OR HISTORIES)(5N)(VALUE OR VAL-
            UES OR VALUATION? ?)
S11   34477   (S9 OR S10)(5N)(COMPARE OR COMPARES OR COMPARING OR COMPAR-
            ISON? ?)
S12   1463993   BENCHMARK?
S13   20372   PROPERTY()VALUATION? ?
S14   307489   ZIP()CODE? ? OR COUNTY()CODE? ? OR CITY()CODE? ? OR GEOGRA-
            PHIC()AREA? ?
S15   29826   COMPARABLES
S16   1324   (S13:S15)(5N)(COMPARE OR COMPARES OR COMPARING OR COMPARIS-
            ON? ?)
S17   186646   PRICE()RATIO? ?
S18   16   DISTORTION()()(INDEX??? OR INDICE? ?)
S19   12   (S17 OR S18)(5N)(COMPUTERIS? OR AUTOMATED OR ELECTRONIC?)
S20   119   RATIO? ?()DIFFERENCES
S21   2   S20(5N)(ABNORMAL OR COMPARABLE)
S22   0   VALUE(1W)VALUE RATIO
S23   65   SPATIAL()DISTORTION?
S24   1   AU=(CAGAN, C? OR CAGAN C? OR CHRISTOPHER(2N)CAGAN)
S25   113345   S1:S2
S26   602   S25(S)(S5:S6)
S27   0   S26(S)S8
S28   1   S26(S)(S11:S12)
S29   1   S26(S)S16
S30   1   S29 NOT S28
S31   0   S26(S)S19
S32   0   S26(S)(S21:S23)
S33   19   S26 AND S12
S34   0   S33 AND S9
S35   6   RD S33   (unique items)
S36   70   S26(S)(DB OR DATABASE? OR DATAFILE? OR DATA()(BASE? ? OR F-
            ILE? ?))
S37   13   S36(S)(S9 OR S12 OR S13 OR S15 OR S18)
S38   5   RD   (unique items)

?

 28/3,K/1 (Item 1 from file: 268)
DIALOG(R)File 268: Banking Info Source

00559727   1772462271 **(USE FORMAT 7 OR 9 FOR FULLTEXT)**

Partners In The Fraud Prevention Game
Comtois, James
Mortgage Servicing News , v 13 , n 6 , p 30 , Jul 2009 **Document Type:** Periodical; News **Language:** English **Record Type:** Abstract

Abstract:
...mortgage industry is tackling fraud through initiatives and partnerships designed to help mitigate fraudulent practices both during loan origination and servicing. Residential mortgage risk mitigation, **fraud detection** and regulatory compliance tools provider Interthinx in Agoura Hills, CA, recently joined forces with technology provider MortgageDashboard to integrate their fraud prevention and loan origination systems. The integration enables users to screen the database for potential fraudulent activity. Through the partnership MortgageDashboard customers can access millions of **mortgage applications** running through Interthinx systems that can provide shared data and findings not available anywhere else in the marketplace. The goal, according to Bryan Harlan, CEO of **BenchMark** Mortgage, is to catch and prevent fraudulent activity before it has the opportunity to affect the back office, saving significant costs and manpower. Other fraud...

?
 30/3,K/1 (Item 1 from file: 608)
DIALOG(R)File 608: MCT Information Svc.

09250550 **(USE FORMAT 7 OR 9 FOR FULLTEXT)**
Tougher times for housing investors

Jamie Smith Hopkins
Baltimore Sun
July 29, 2007
Document Type: NEWSPAPER   **Record Type:** FULLTEXT   **Language:** ENGLISH
Word Count: 1869

Lead Paragraph:

Text:
...prices start to move south or sideways, the ramification is their greater willingness to walk. It basically creates more volatility."
    Interthinx Inc., a California mortgage **fraud detection** company, said just over 30 percent of the Baltimore **loan applications** it looked at in the first five months of the year had possible "**property valuation**" problems -- often inflated values. That **compares** with 8 percent nationwide.
    Interthinx believes inflated values are a mix of fraud and honest overpricing. The report identified other types of potential fraud in...

35/3,K/1 (Item 1 from file: 268)
DIALOG(R)File 268: Banking Info Source

00559727 1772462271 **(USE FORMAT 7 OR 9 FOR FULLTEXT)**
Partners In The Fraud Prevention Game
Comtois, James
Mortgage Servicing News , v 13 , n 6 , p 30 , Jul 2009 **Document Type:** Periodical; News **Language:**
English **Record Type:** Abstract

Abstract:
...mortgage industry is tackling fraud through initiatives and partnerships
designed to help mitigate fraudulent practices both during loan origination
and servicing. Residential mortgage risk mitigation, **fraud
detection** and regulatory compliance tools provider Interthinx in
Agoura Hills, CA, recently joined forces with technology provider
MortgageDashboard to integrate their fraud prevention and loan origination
systems. The integration enables users to screen the database for potential
fraudulent activity. Through the partnership MortgageDashboard customers
can access millions of **mortgage applications** running through
Interthinx systems that can provide shared data and findings not available
anywhere else in the marketplace. The goal, according to Bryan Harlan, CEO
of **BenchMark** Mortgage, is to catch and prevent fraudulent activity
before it has the opportunity to affect the back office, saving significant
costs and manpower. Other fraud...

35/3,K/2 (Item 2 from file: 268)
DIALOG(R)File 268: Banking Info Source

00511562 1154592641 **(USE FORMAT 7 OR 9 FOR FULLTEXT)**
**Pop The Cork ; For the seventh year in a row, Mortgage Technology honors technology
achievements in mortgage lending.**
Anonymous
Mortgage Technology , v 13 , n 8 , p 26-40 , Nov 1, 2006 **Document Type:** Periodical; News
 Language: English **Record Type:** Fulltext
Word Count: 7,674
ARTICLE REFERENCE NUMBER:
...The company operates on the premise that no single lender's database can
possibly contain all the data necessary to support a go-it-alone
fraud detection and prevention system with the degree of
certainty needed for an automated detection strategy. The company tasked
itself with providing algorithms "much like the algorithms Google and Yahoo
utilize to search large numbers of Web pages" to search large amounts of
data and **identify fraud**-suspect patterns very quickly.
Interthinx offers its system on an ASP basis.   The framework for
Interthinx is the services and products offered through its FraudNET
technology, which analyzes proprietary, shared, third-party and **loan
application** data. The centerpiece is FraudGUARD, which brings to

bear pattern-matching analytics, proprietary algorithms and the expertise
it has gathered as a top-tier provider...
...calculates 1003 data, neighborhood and property analysis. It can be
applied to a single loan or to a pool of loans. Approximately half a
million **mortgage applications** are run through the system
every month.   "To protect lenders against fraud, solutions providers
need comprehensive knowledge representations (KRs) that adequately express
the fraud schemes...

...rapidly evolve their schemes to avoid detection. The ability to compare
schemes and identify commonalities across numerous variables is a key
component in helping lenders **detect** potential **fraudulent**
activity."   Victory in our 10X Award category depends on supplying us
with sufficient data to document a disproportionately significant impact.
What particularly stood out about...

...LoanPerformance's data and its models have helped servicers, issuers and
investors to price loans and securities for their true risk and prepayment
propensities, to **benchmark** servicer performance, to set loan loss
reserves and perform a host of other functions. Eight of the top 10 prime
loan servicers, including Fannie Mae...

35/3,K/3 (Item 1 from file: 16)
DIALOG(R)File 16: Gale Group PROMT(R)
(c) 2009 Gale/Cengage. All rights reserved.

15905361   **Supplier Number:** 200729480 **(USE FORMAT 7 FOR FULLTEXT)**

MortgageDashboard Selects Interthinx for "Single Click" Fraud Solution Integration.
Business Wire , p NA
May 28 , 2009
Language: English   **Record Type:** Fulltext
Document Type: Newswire ; Trade
Word Count: 735
-
...MortgageDashboard's loan origination system, MortgageDashboard. The
integration enables MortgageDashboard to offer customers a seamless
interface with automatic and proven screening for potential fraudulent
activity. **BenchMark** Mortgage was recently introduced to
MortgageDashboard's expanded loan origination system.
    "As a result of the Interthinx integration, the added capabilities
of MortgageDashboard enables us to confidently check and close loans
without potential fraud becoming an issue," said Bryan Harlan, CEO of
BenchMark Mortgage. "We can catch and prevent fraudulent activity
before it has the opportunity to affect our back office, saving significant
costs and manpower."
    MortgageDashboard integrated Interthinx's **FraudGUARD(R)**
product, a proven **fraud detection** tool that measures and
scores **fraud** risk against public, private and proprietary data
sources. With millions of **mortgage applications** running
through Interthinx systems, FraudGUARD reports can provide shared data and

findings not available anywhere else in the marketplace.

"Mortgage fraud continues to impact the...

35/3,K/4 (Item 2 from file: 16)
DIALOG(R)File 16: Gale Group PROMT(R)

08230437   **Supplier Number: 69268856 (USE FORMAT 7 FOR FULLTEXT)**

AppIntell Completes a Financing Led by Citigroup.
PR Newswire , p NA
Jan 18 , 2001
Language: English   **Record Type:** Fulltext
Document Type: Newswire ; Trade
Word Count: 528
-
  AppIntell, Inc., formerly known as New City Asset Management, a leading
developer of online **fraud detection** and data integrity
verification software for **mortgage applications,** today
announced the closing of an equity investment led by Citigroup and
including Millennium 3, a venture capital fund.
    (Photo: http://www.newscom.com/cgi-bin/prnh/20010118/CGTH008)
    Citigroup's investment is primarily targeted towards accelerating
the growth of AppIntell's key **fraud detection** products
Dissco(TM) (Data Integrity Search & SCOre) and Fradar(TM) (FRAud
Desktop Appraisal Review) systems. Dissco and Fradar, the first web enabled
fraud prevention systems, are emerging as the **fraud detection**
tools of choice for both credit applications (i.e. **Mortgage
Application** Form 1003) and collateral valuations (i.e. Appraisal).
Blind sample test results of current Dissco and Fradar users, including six
"top 20" lenders, indicate an 82% to 98% accuracy rate in
identifying fraud or other types of critical data integrity
errors in **mortgage applications** and appraisals.
    "This investment will enhance AppIntell's ability to grow its unique
fraud detection products in order to meet the expanding demand for fraud...

...pre-funding fraud protection is emerging as an essential survival
strategy. Broader acceptance of Dissco and Fradar fraud (data integrity)
scores, as an industry standard **benchmark,** is gaining momentum with
mortgage wholesalers, retailers, investors, insurers and warehouse banks.
Dissco and Fradar's real-time scoring technology allows the daily analysis
of...

35/3,K/5 (Item 3 from file: 16)
DIALOG(R)File 16: Gale Group PROMT(R)

07416034   **Supplier Number:** 62440815 **(USE FORMAT 7 FOR FULLTEXT)**

New City's Fraud Detection Systems Available Through GHR's PremierLink Network.
PR Newswire , p NA
May 25 , 2000
Language: English   **Record Type:** Fulltext
Document Type: Newswire ; Trade
Word Count: 655
-
...Systems Inc., a leading provider of e-commerce lending technology and
services, today announced a strategic alliance with New City Asset
Management Inc., provider of **loan application** and appraisal
fraud detection services.
    In addition to credit report ordering and third party automated
underwriting, fraud decisioning is the latest addition of value-added
services to GHR's loan origination network. Through this relationship GHR
will enable clients to automatically order **fraud detection** of
loans through GHR's PremierLink network and New City's analytical system.
"New City's fraud decisioning builds even more value into GHR's...

...New City we will provide clients with integrated and automated rules
based order and fulfillment of fraud analysis in conjunction with the
submission of each **loan application**. After analyzing the
available **fraud detection** services, GHR concluded that New
City was at the forefront of the market and we are pleased to partner with
New City."
    New City's...

...associated with the transactions," explains Steven Halper, president of
New City. "Broader acceptance of Dissco and Fradar fraud (data integrity)
scores, as an industry standard **benchmark**, is gaining momentum with
mortgage wholesalers, retailers, investors, insurers and warehouse banks.
This recognition translates into lower origination costs, guarantee fees,
quality control costs, warehouse...

35/3,K/6 (Item 1 from file: 275)
DIALOG(R)File 275: Gale Group Computer DB(TM)
(c) 2009 Gale/Cengage. All rights reserved.

02308406   **Supplier Number:** 55006011 **(Use Format 7 Or 9 For** FULL TEXT)
Glitches of the Week 06/25/99.

Newsbytes PM , NA
June 25 , 1999
Language: English   **Record Type:** Fulltext
Word Count: 582   **Line Count:** 00051
...in restitution. According to US Attorney Lizabeth McKibben, Gruidl was
caught when he reported his yearly salary as $100,000 when he filed a home
mortgage application. Although Gruidl was no longer with the

company at the time, the mortgage company called his former employer to verify his income. When the former...

...and noticed the discrepancy, it notified the FBI, which began a year-long investigation. McKibben said fraud of this type is often extremely difficult to **detect**. As a result, federal computer **fraud** laws were changed last year, expanding their scope from computer hacking to broader types of business fraud.
    Radar Outage Leaves Passengers Stranded
    The Federal Aviation...
...and-a-half hours last week because of a computer glitch. When trading resumed in the afternoon, traders rushed to dump their shares, sending the **benchmark** Straits Times Index sliding almost 15 points to a day low of 2,052.07. But once the wave of selling subsided, bargain-hunting investors...

38/3,K/1 (Item 1 from file: 268)
DIALOG(R)File 268: Banking Info Source

00559727   1772462271 **(USE FORMAT 7 OR 9 FOR FULLTEXT)**
Partners In The Fraud Prevention Game
Comtois, James
Mortgage Servicing News , v 13 , n 6 , p 30 , Jul 2009 **Document Type:** Periodical; News **Language:** English **Record Type:** Abstract

Abstract:
...mortgage industry is tackling fraud through initiatives and partnerships designed to help mitigate fraudulent practices both during loan origination and servicing. Residential mortgage risk mitigation, **fraud** **detection** and regulatory compliance tools provider Interthinx in Agoura Hills, CA, recently joined forces with technology provider MortgageDashboard to integrate their fraud prevention and loan origination systems. The integration enables users to screen the **database** for potential fraudulent activity. Through the partnership MortgageDashboard customers can access millions of **mortgage applications** running through Interthinx systems that can provide shared data and findings not available anywhere else in the marketplace. The goal, according to Bryan Harlan, CEO of **BenchMark** Mortgage, is to catch and prevent fraudulent activity before it has the opportunity to affect the back office, saving significant costs and manpower. Other fraud...

38/3,K/2 (Item 1 from file: 16)
DIALOG(R)File 16: Gale Group PROMT(R)

12563945   **Supplier Number:** 136644838 **(USE FORMAT 7 FOR FULLTEXT)**

Interthinx(TM) Expands Public Training Offerings; Online Training for Flagship Solutions

Available Online, Free of Charge.
Business Wire , p NA
Sept 26 , 2005
Language: English　**Record Type:** Fulltext
Document Type: Newswire ; Trade
Word Count: 565
-
...utilize Interthinx's expertise and industry knowledge to assist in
maintaining delivery of quality loans."
　　Interthinx products and services allow lenders to interpret and
validate **loan application** and third party data
electronically, permitting them to **identify** errors and **fraud**
indicators on the front-end of loan origination. Its data analytics reflect
decades of **loan application** and fraud awareness research,
property valuation information and access to the proprietary
National Fraud Protection **Database** (NFPD), information which, when
integrated with loan origination and underwriting processes, reduces risk,
increases productivity and turnaround time, and helps support overall loan
quality.
　　The...

38/3,K/3 (Item 2 from file: 16)
DIALOG(R)File 16: Gale Group PROMT(R)
(c) 2009 Gale/Cengage. All rights reserved.

12144344　**Supplier Number:** 133177995 **(USE FORMAT 7 FOR FULLTEXT)**

Mortgage Fraud Giants Sysdome and AppIntelligence Become Interthinx.
Business Wire , p NA
June 13 , 2005
Language: English　**Record Type:** Fulltext
Document Type: Newswire ; Trade
Word Count: 643
-
...customers affordable loan products, while delivering quality assets to
our investors in the secondary markets."
　　Interthinx products and services allow lenders to interpret and
validate **loan application** and third-party data
electronically, permitting them to **identify** errors and **fraud**
indicators on the front end of loan origination. Its data analytics reflect
decades of **loan application** and fraud awareness research,
property valuation information and access to the proprietary
National Fraud Protection **Database** (NFPD). All this information,
integrated with loan origination and underwriting processes, reduces risk,
increases productivity and turnaround time, and helps support overall loan
quality.
　　About...

38/3,K/4 (Item 1 from file: 15)
DIALOG(R)File 15: ABI/Inform(R)

00802809   94-52201
Artificial intelligence on a budget

Elliott, Micheline M
Mortgage Banking   v54n3 pp: 79-89
Dec 1993
ISSN: 0730-0212 **Journal Code:** MOB
Word Count: 3015
Text:
...in less time. Fallouts would be practically nonexistent. And borrowers
would immediately know if they qualified to buy a home."

AQUARIUS automates underwriting by screening **loan
applications** to ensure that they meet every criteria for a
particular loan program and that they comply with all current requirements
of the secondary market investor. It then analyzes the loan in the same
manner as an underwriter. And it serves as a gateway to artificial
intelligence **fraud detection**, statistical **property
valuation**, loan status reporting and other automated quality-control
data bases. In addition, it may also provide access to
industry real estate data sources and local multiple listing services.
AQUARIUS can be adapted for each installation...

38/3,K/5 (Item 1 from file: 148)
DIALOG(R)File 148: Gale Group Trade & Industry DB

06800687   **Supplier Number:** 14976217 (USE FORMAT 7 OR 9 FOR FULL TEXT)
Artificial intelligence on a budget. (automated underwriting in mortgage lending)

Elliott, Micheline M.
Mortgage Banking , v54 , n3 , p79(6)
Dec , 1993
ISSN: 0730-0212
Language: ENGLISH
Record Type: FULLTEXT
Word Count: 3288 **Line Count:** 00277
...an underwriter. And it serves as a gate-way to artificial intelligence
fraud detection, statistical property valuation, loan status reporting and
other automated quality-control **data bases**. In addition, it
may also provide access to industry real estate data sources and local
multiple listing services. AQUARIUS can be adapted for each installation...

VI. Additional Resources Searched

Additional Dialog files

File 1:ERIC 1965-2009/Jun
    (c) format only 2009 Dialog
File 2:INSPEC 1898-2009/Jul W2
    (c) 2009 The IET
File 5:Biosis Previews(R) 1926-2009/Jul W3
    (c) 2009 The Thomson Corporation
File 6:NTIS 1964-2009/Aug W1
    (c) 2009 NTIS, Intl Cpyrght All Rights Res
File 7:Social SciSearch(R) 1972-2009/Jul W3
    (c) 2009 The Thomson Corp
File 8:Ei Compendex(R) 1884-2009/Jul W2
    (c) 2009 Elsevier Eng. Info. Inc.
File 9:Business & Industry(R) Jul/1994-2009/Jul 22
    (c) 2009 Gale/Cengage
File 11:PsycINFO(R) 1887-2009/Jul W2
    (c) 2009 Amer. Psychological Assn.
File 13:BAMP 2009/Jul 22
    (c) 2009 Gale/Cengage
File 14:Mechanical and Transport Engineer Abstract 1966-2009/Jun
    (c) 2009 CSA.
File 15:ABI/Inform(R) 1971-2009/Jul 22
    (c) 2009 ProQuest Info&Learning
File 16:Gale Group PROMT(R) 1990-2009/Jun 30
    (c) 2009 Gale/Cengage
File 18:Gale Group F&S Index(R) 1988-2009/Jun 30
    (c) 2009 Gale/Cengage
File 20:Dialog Global Reporter 1997-2009/Jul 23
    (c) 2009 Dialog
File 21:NCJRS 1972-2009/Jun
    (c) format only 2009 Dialog
File 22:Employee Benefits 1986-2009/Jul
    (c) 2009 Int.Fdn.of Empl.Ben.Plans
File 24:CSA Life Sciences Abstracts 1966-2009/Jul
    (c) 2009 CSA.
File 26:Foundation Directory 2009/Jun
    (c) 2009 Foundation Center
File 30:AsiaPacific 1985-2009/Jun 19
    (c) 2009 Aristarchus Knowledge Indus.
File 32:METADEX 1966-2009/Jun
    (c) 2009 CSA.
File 34:SciSearch(R) Cited Ref Sci 1990-2009/Jul W2
    (c) 2009 The Thomson Corp
File 35:Dissertation Abs Online 1861-2009/Jun
    (c) 2009 ProQuest Info&Learning
File 38:America:History & Life 1963-2005/Q3
    (c) 2006 ABC CLIO Inc.
File 39:Historical Abstracts 1973-2005

(c) 2005 ABC-CLIO
File 45:EMCare 2009/Jul W3
(c) 2009 Elsevier B.V.
File 47:Gale Group Magazine DB(TM) 1959-2009/Jul 10
(c) 2009 Gale/Cengage
File 49:PAIS Int. 1976-2009/Jun
(c) 2009 Cambridge Scientific Abstracts Inc.
File 50:CAB Abstracts 1972-2009/Jul W3
(c) 2009 CAB International
File 56:Computer and Information Systems Abstracts 1966-2009/Jun
(c) 2009 CSA.
File 60:ANTE: Abstracts in New Tech & Engineer 1966-2009/Jun
(c) 2009 CSA.
File 61:Civil Engineering Abstracts. 1966-2009/Jun
(c) 2009 CSA.
File 71:ELSEVIER BIOBASE 1994-2009/Jul W3
(c) 2009 Elsevier B.V.
File 72:EMBASE 1993-2009/Jul 21
(c) 2009 Elsevier B.V.
File 73:EMBASE 1974-2009/Jul 21
(c) 2009 Elsevier B.V.
File 75:TGG Management Contents(R) 86-2009/Jun W3
(c) 2009 Gale/Cengage
File 80:TGG Aerospace/Def.Mkts(R) 1982-2009/Jun 26
(c) 2009 Gale/Cengage
File 88:Gale Group Business A.R.T.S. 1976-2009/Jul 22
(c) 2009 Gale/Cengage
File 93:TableBase(R) Sep 1997-2009/May W5
(c) 2009 Gale/Cengage
File 98:General Sci Abs 1984-2009/Jul
(c) 2009 The HW Wilson Co.
File 100:Market Guide Company Financials 2005/Jun 06
(c) 2005 Market Guide
File 101:Disclosure Database(R) 2009/Jul W3
(c) 2009 Thomson Financial
File 103:Energy SciTec 1974-2009/Jul B1
(c) 2009 Contains copyrighted material
File 108:Aerospace and High Technology Database 1962-2009/Jun
(c) 2009 CSA.
File 111:TGG Natl.Newspaper Index(SM) 1979-2009/Jul 22
(c) 2009 Gale/Cengage
File 112:UBM Industry News 1998-2004/Jan 27
(c) 2004 United Business Media
File 120:U.S. Copyrights 1978-2009/Jul 21
(c) format only 2009 Dialog
File 122:Harvard Business Review 1971-2007/Sep
(c) 2007 Harvard Business Review
File 132:S&P's Daily News 1985-2009/Jul 06
(c) 2009 McGraw-Hill Companies Inc
File 133:S&P's Corp.Descrip.+News 2009/Jul 17
(c) 2009 McGraw-Hill Co. Inc
File 135:NewsRx Weekly Reports 1995-2009/Jul W1
(c) 2009 NewsRx
File 139:EconLit 1969-2009/Jul
(c) 2009 American Economic Association
File 141:Readers Guide 1983-2009/Jun

? **ds**

Set	Items	Description
S1	21478	MORTGAGE()(APPLICATION? ? OR PACKAGE? ?)
S2	62734	LOAN()(APPLICATION? ? OR PACKAGE? ?)
S3	1235460	FRAUD?
S4	5119156	ILLEGAL OR CRIMINAL? OR COUNTERFEIT? OR FAKE OR FALSE OR U-NLAWFUL OR ILLIGITIMAT?
S5	5366035	SCREEN OR SCREENS OR SCREENING
S6	385670	(S3 OR S4 OR S5)(5N)(DETERMIN? OR ASSESS? OR DETECT OR DET-ECTS OR DETECTION OR DETECTING)
S7	251857	(S3 OR S4 OR S5)(5N)(TRACK? OR MONITOR? OR IDENTIFY??? OR -IDENTIFIES?)
S8	8625903	RATIO OR RATIOS
S9	439733	(CURRENT OR PAST OR HISTORY OR HISTORIES OR PAST)(5N)(VALUE OR VALUES OR VALUATION? ?)
S10	1514764	BENCHMARK?
S11	154740	(S8 OR S9 OR S10)(5N)(COMPARE OR COMPARES OR COMPARING OR -COMPARISON? ?)
S12	710	DISTORTION()(INDEX??? OR INDICE? ?)
S13	2323	SPATIAL()DISTORTION?
S14	81655	S1:S2
S15	1585	S14 AND (S6 OR S7)
S16	13	S15 AND S11
S17	0	S16 AND (S12 OR S13)
S18	11	RD S16 (unique items)

?

18/3,K/1 (Item 1 from file: 13)
DIALOG(R)File 13: BAMP

00501519 23507864   644947 **(Use Format 7 Or 9 For Fulltext)**
Credit Scoring Digs Deeper Into Data

(**Analysis of data on credit scoring has resulted in creation of highly specific credit scoring models by leading credit scoring developers**)

Abstract:
...an association of commercial loan officers and credit risk mangers from more than 3,000 financial institutions, is the small business, pooled-data scorecards which **compares** an applicant business' financial **ratios** to standards within the same industry. Article discusses other predictive capabilities of credit scoring.

Text:
Creditors Enjoying Broader Decision Support

By Marc Friedland

photo omitted

If asked, many creditors might define credit scoring as a tool for helping to **assess** risk, primarily in application **screening** and account management. While there is nothing inaccurate within that description, it falls far short in fully describing applications for credit scoring today.

Over the...

...lending, credit card portfolios, and mortgage and small business lending. In fact, a bank today can use one scoring model to evaluate a small business **loan application** and another to evaluate a small business credit card application.

Credit scoring is also specific to the outcome it is predicting. In addition to risk...

...application screening, mortgage risk scores offer opportunities for lenders to improve operations in other ways. Using scores, underwriting managers can set up strategies that direct **loan applications** to various underwriters or levels of underwriting. Mortgage lenders can use scores to perform tiered pricing, offering varying rates, fees and point structures based on...

...of the growing small business lending market combines automation and scoring to help lenders dramatically improve the efficiency with which they can screen and process **loan applications**.

Users find that the system typically reduces processing time from an

average of 12 hours per application down to as little as 15 minutes and...

...First, they weigh information from two principals to produce a combined
business score. Second, using an integrated RMA Annual Statement Studies
lookup table, the scorecard **compares** an applicant business's
financial **ratios** to standards within the same industry, allowing
lenders to evaluate businesses on an industry basis rather than in a
vacuum.

A pooled-data scorecard was...

18/3,K/2 (Item 1 from file: 15)
DIALOG(R)File 15: ABI/Inform(R)

03891831   932302051
The First American Corporation Investor Day - Final

Anonymous
Fair Disclosure Wire pp: n/a
Nov 8, 2005
 Journal Code: FDCW
Word Count: 46173
Text:
...I haven't studied it this way, but my guess is we have a higher ratio
than just about any company out there, when you **compare** our U.S.
ratio of employees to our offshore ratio.

 Now, other companies have more folks offshore, but they probably don't
have as high of a ratio for...originations. And you can see in 2003, when
we had 11.1% margin, that was a 34% increase from the prior year in terms
of **mortgage applications** and mortgage growth. And then last
year, we saw a 27% decline in mortgage originations, so we were in a down
market compared with 2003...it points out the opportunities that exist up
and down the primary mortgage finance value chain if you think about it,
from customer acquisition to **loan application** and
qualification to underwriting or boarding of that customer, all the way to
the securitization of those assets, turning them into mortgage-backed
securities. I...

...of areas that we touched today. There's not one area in fact that we
don't.

 To a greater degree, we're in the **loan application** and
underwriting area. Probably to a smaller degree, but growing very fast,
customer acquisition. An important point to make about that is related to a
...our employer services segment, we've done a lot of product expansion in
this business. We've got the background screening, we've got drug
screening, we've got applicant **tracking** now, which has been a

great business to be in. We also added biometrics, which is a product area
that will help that business in...on time. Loan officers and processors are
constantly following up with appraisers and title agents to make sure all
the necessary reports to complete the **loan package** are
accurate and received in time to ensure that closing is not delayed. The
follow-up occurs over the phone, e-mail and the Web...

...in the charts were for the fulfillment portion of the loans. So, in
other words, basically, from the point in time they have a completed
loan application to the point in time through closing is a
process cost of anywhere from 800 to $1,500, and that's the lender's
process...

18/3,K/3 (Item 2 from file: 15)
DIALOG(R)File 15: ABI/Inform(R)
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03159879   1178651871
Fraud Fight

Totty, Patrick
Text:
...management in Experian's Fraud and Identity Solutions Product Group,
Costa Mesa, Calif. It sells Precise ID, Knowledge Based Authentication, and
Hunter, products designed to **detect fraud** at the account-
screening and account-opening levels.

Fraud is increasing the most on the Web, says (im Stickley, chief
technology officer for Baton Rouge, La.-based TraceSecurity, a...

...how to avoid them," he says. "The credit union might offer snacks and
soft drinks, and while it's discussing fraud, mention some of its
loan packages-but no heavy selling."

Mortgage fraud

Another dumpster-diving variant is mortgage fraud. In early November,
Experian released Hunter, a link analysis product new to...

...fraud losses for the **top 30 mortgage** lenders in the U.K. Beyond helping
clients defend against mortgage fraud, Hunter is currently the leading
application **fraud detection** product in the U.K.

"Crooks go after all kinds of credit and will use pieces of real
information, such as names and Social security...

...and staffing are too costly. As a result, they seriously consider which
products they offer based on the risks and operational costs associated
with fighting **fraud**. He says outsourced **fraud
detection** services likely will become more prominent in the
industry.

"There are **tools**," Gibson adds, "that will allow credit unions to manage
both fraud risk and...

...institutions.

By year's end, RiskProfile expects to aggregate and assess security
processes at more than 1,000 institutions, providing the first
industrywide, statistically significant **benchmark** for
comparison of industry security practices. In 2007, the system will
deliver peer-to-peer benchmarking, detailed reporting, and progress
tracking of individual institutional improvements.

Nearly 500...
...the free assessment is a free RiskProfile report and benchmarking
information as it becomes available. Next year, an enhanced system will
deliver ongoing monitoring, performance **comparisons,** and
peer-to-peer **benchmarking** and analysis for a fee.

Perimeter has scheduled weekly, free Webinars explaining how to use and
customize the tool, and interpret the results. Visit riskprofile...

18/3,K/4 (Item 3 from file: 15)
DIALOG(R)File 15: ABI/Inform(R)
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03152995   1167685571
How to Analyze HMDA Data

Fortowsky, Elaine; Skanderson, David M
ABA Bank Compliance   v27n6 pp: 8-14
Nov/Dec 2006
ISSN: 0887-0187 **Journal Code:** BCP
Word Count: 4151
Text:
...thought, judgment, and attention to detail by experienced humans.

Why Analyze Your HMDA Data?

Each year, "HMI)A season" starts when institutions begin releasing their
Loan Application Register (LAR) data to public
requestors-generally in early April. This kicks off a flurry of activity in
which interested community groups, activists, and news...

...banking regulators' examination process. Basic analysis of disparities
and regression analysis of HMDA data are used in the scoping process of
compliance examinations, and in **screening** to **identify** areas
of an institution's lending for more in-depth examination through
comparative file review.3 Lenders who are proactive in understanding what
the public...

...patterns in the data

* Basic disparity measures: examining "raw" prohibited-basis denial and
pricing disparities to understand the public view of your institution's
data

* **Comparison** to peers: **benchmarking** disparity measures
against other lenders to understand whether your institution is an outlier

* In-depth regression analysis: determining whether prohibited-basis
disparities remain after controlling...

...than 1.0 indicates that the opposite occurred (reverse disparity), and a
ratio **equal** to 1.0 indicates **equal** likelihood of denial. A similar
disparity **ratio** concept is used for **comparing** the proportions
of loans with reportable APR spreads among groups.

TABLE 1: 2005 National Aggregate HMDA Denial Disparities7

Conventional Home-Purchase Loans Applications, 1 to...

...by Federal Reserve Board Regulation C, requires most mortgage lenders
with offices in metropolitan areas to disclose to the public certain
information about the home **loan applications** they take and
home loans they originate. HMDA has been amended several times. The most
recent version of Regulation C, issued in 2002, required the...

Discrimination in mortgage lending: A critical review of the literature

LaCour-Little, Michael
Text:
...Third are default studies, in which default probabilities are estimated

using ex post data on loans actually originated. Fourth are rejection probability models using individual **loan applications**.

3.1. Financial economics of mortgages

The mortgage market has evolved considerably over the past twenty years, with the evolution of a wide array of...tract composition.

Aggregate studies suffer from the difficulty of separating demand and supply effects, particularly when differences would be revealed only by analysis of individual **loan applications**. We cannot know by comparing average characteristics of neighborhoods whether individuals are denied loans for discriminatory reasons or because their particular characteristics warranted application rejection...taken as evidence of discriminatory underwriting. Rejection probability models have considerably more difficult data requirements, compared to mortgage choice studies, since detailed information on individual **loan application** outcomes is needed.
A number of rejection models have been estimated, all taking form similar to the mortgage choice models described previously: (Formula Omitted)

But now R = I if the **loan application** is rejected, R = 0 if the **loan application** is accepted, X is a vector of application underwriting characteristics, z = 1 if the applicant is minority, z = 0 if the applicant is not minority...function must be known prior to application; otherwise rejection probability could not affect loan terms. Chronologically, the borrower chooses loan terms prior to submitting the **loan application** so that loan terms cannot be endogenous to the rejection equation. Both D* and R* are unobservable. We observe D = 1 (default) when D > D...false written application to a federally insured financial institution constitutes fraud. While informal testing could, and has been, accomplished without actual submission of a written **loan application**, such an approach misses the underwriting stage entirely, which is where disparate treatment is alleged to occur. Fix and Struyk (1993) thoroughly discuss matched-- pair...may self-select into the FHA category for reasons unrelated to discrimination.

4.5. Rejection probability studies

Another wave of research augments HMDA data on **loan application** outcomes with additional variables and then applies probability models to assess the effects of race and racial or income level composition of neighborhood on the...

...of these studies was the Boston Federal Reserve Study (BFS) undertaken during 1990, the first year that FIRREA amendments to HMDA required collection of detailed **loan application** data. Since HMDA data do not provide information on debt burdens or on credit histories of individual applicants, the BFS gathered additional information on each...

...mortgage lenders during 1990. The controversial BFS conclusion was that "race does play a role as lenders consider whether to deny or approve a mortgage **loan application**" (emphasis added)[31]. Thus, the study provided support for claims of disparate treatment, not merely unintentional disparate impact.

Many disagreed with this conclusion. Liebowitz and...

...into equilibrium through a price adjustment process; rather, we observe
the minimum34 of supply and demand when loans are granted and only demand
when the **loan application** is rejected.35 So the quantity of
interest, loan supply, is always censored. An additional problem lies in
the difficulty in generalizing from individual market...is an owner; then
the question is whether to refinance given interest rates and expected
tenure in the home.
Most researchers model the borrower's **loan application**
process as binary: application accepted or rejected. Yet a range of
outcomes is actually possible: the application may be approved and the loan
made, the...

...the fraction of applications who are minority is small and the approval
rate for those who are minority is high. Such a practice would involve
illegal, but hard-to-**detect**, overscreening of minority
applicants and is certainly contrary to the spirit and intent of both CRA
and fair lending statutes. While there are no rigorous...set for the
purpose of studying marketwide discrimination effects. As previously noted,
such studies cannot identify marketwide discrimination effect, since we do
not know whether **loan applications** rejected by one lender are
subsequently approved by another. From a regulatory enforcement
perspective, knowledge that discrimination exists "somewhere" in the market
is of negligible...percent of loan amount for the mortgage insurance
guaranty, substantially more than private mortgage insurance rates,
although FHA will usually allow higher loan-to-value **ratios**,
complicating the **comparison**).

11. Hunter and Walker advance the "cultural affinity" hypothesis under
which the (typically) white loan officer has less cultural affinity with
minority loan applicants and...is that that the coefficient on LTV ratio is
biased downward, as the coefficient on minority
"absorbs" some of that relationship to rejection probability.

45. **Loan applications** may still be denied under these
conditions, for appraisal reasons (not considered here), because of
unfavorable "surprises" in the credit report (reportedly a common event...

Word Count: 3282
Text:
...see the small-business market as a growth opportunity. The profit potential in banking the small business is a function of the efficient processing of **loan applications** and of basing **decisions on a** thorough analysis of each loan applicant.

* Credit policies typically have not given lenders much guidance on what constitutes a...impossible to implement. For example, the rules for rating a single ratio like the leverage ratio would need to consider:

* the historic trend of the **ratio,**

* a **comparison** with industry averages,

* whether the **ratio** is in line with the bank's tolerance for leverage as defined by its policy,

* any causal relationships with other financial ratios,

* the extent of...
...follows many different decision rules so that the leverage rating reflects the following: the trend in the ratio over the past several periods, how the **ratio compares** with the average leverage **ratio** of its industry peers, whether it is within the range of acceptable leverage defined in the bank's credit policy, and the extent to which...ratios are combined into an overall risk rating, the collective change may be significant enough to trigger a loan officer's interest. In addition, risk **assessments** streamline reporting by eliminating the **false** alarms that can limit the effectiveness of a reporting system based on payment delinquency, overdrafts, or financial statement ratios.

RISK RATING OF PROSPECTIVE CUSTOMERS. By...

18/3,K/7 (Item 1 from file: 16)
DIALOG(R)File 16: Gale Group PROMT(R)

14461529   **Supplier Number:** 170502261 **(USE FORMAT 7 FOR FULLTEXT)**

Pacific Capital Bancorp Reports Third Quarter Financial Results.(Financial report)
Business Wire , p NA
Nov 1 , 2007
Language: English   **Record Type:** Fulltext
Article Type: Financial report
Document Type: Newswire ; Trade
Word Count: 3041
-
...s operating efficiency ratio for the third quarter of 2007 was 63.3%,

compared with 68.5% in the same period last year. This also **compares** with an operating efficiency **ratio** of 63.0% in the second quarter of 2007, excluding the impact of the RAL/RT programs and the one-time items recorded in that...

...Programs
The Company has carefully reviewed its 2007 RAL/RT program, re-running its enhanced fraud screening and stronger underwriting criteria against all of the **loan applications**. Had the enhanced risk management controls been applied during the entire 2007 tax season, the Company would have denied an additional 90,000 RAL applications...

...on the RAL/RT programs, Leis said, "Following the higher losses we experienced in the 2007 RAL program, we have implemented extensive enhancements in our **fraud screening** and **monitoring** processes, as well as strengthened our underwriting criteria. Combined with the discontinuation of the 'pre-file' product, we believe we can reduce our loss rate...

18/3,K/8 (Item 1 from file: 20)
DIALOG(R)File 20: Dialog Global Reporter
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59769386 **(USE FORMAT 7 OR 9 FOR FULLTEXT)**
Pacific Capital Bancorp Reports Third Quarter Financial Results

BUSINESS WIRE
November 01, 2007
Journal Code: WBWE **Language:** English **Record Type:** FULLTEXT
Word Count: 7517
(USE FORMAT 7 OR 9 FOR FULLTEXT)
...s operating efficiency ratio for the third quarter of 2007 was 63.3%, compared with 68.5% in the same period last year. This also **compares** with an operating efficiency **ratio** of 63.0% in the second quarter of 2007, excluding the impact of the RAL/RT programs and the one-time items recorded in that...Programs
The Company has carefully reviewed its 2007 RAL/RT program, re-running its enhanced fraud screening and stronger underwriting criteria against all of the **loan applications**. Had the enhanced risk management controls been applied during the entire 2007 tax season, the Company would have denied an additional 90,000 RAL applications...

...on the RAL/RT programs, Leis said, "Following the higher losses we experienced in the 2007 RAL program, we have implemented extensive enhancements in our **fraud screening** and **monitoring** processes, as well as strengthened our underwriting criteria. Combined with the discontinuation of the 'pre-file' product, we believe we can reduce our loss rate...

18/3,K/9 (Item 2 from file: 20)
DIALOG(R)File 20: Dialog Global Reporter

25311143 (USE FORMAT 7 OR 9 FOR FULLTEXT)
Bracken Awards: Country Awards

BANKER
September 01, 2002
Journal Code: FTBA   **Language:** English   **Record Type:** FULLTEXT
Word Count: 22431
(USE FORMAT 7 OR 9 FOR FULLTEXT)
...technology service, introducing online signature capture software,
thereby reducing the time needed to complete customer transactions, and a
system for real-time processing of retail **loan applications**.
   BELARUS
   Belagroprombank
   Belagroprombank has established itself as an efficient universal bank
that has been able to grow rapidly by offering a balanced mix of strong...
currency devaluation.
   The bank has maintained high-core liquidity ratios, particularly in
foreign currencies, has a good asset quality (the doubtful loans to total
loans **ratio** is 5.85% **compares** with 12% for the whole banking
sector) and has one of the lowest cost-to-income ratios.
   It has also hedged its capital in foreign...wide range of internet
transactions have been introduced, including the first online loyalty cash
bonus redemption product in Taiwan, while a real- time credit card
fraud detection system has been launched.
   Second place was awarded to Bank SinoPac.
   TANZANIA
   Standard Chartered Bank Tanzania
   Standard Chartered Bank Tanzania, which produced an 18.1...

18/3,K/10 (Item 1 from file: 88)
DIALOG(R)File 88: Gale Group Business A.R.T.S.

07886423   **Supplier Number:** 155476635
An alternative approach to identifying councils 'at risk'.
Walker, R.G.; Jones, Stewart
Economic Papers - Economic Society of Australia , 25 , 4 , 347(11)
Dec , 2006
ISSN: 0812-0439
Language: English   **Record Type:** Fulltext
Word Count: 5492   **Line Count:** 00477
...financial distress in private sector firms. Motivation for this research
has been to protect the interests of investors and lenders, particularly
banks that need to **screen loan applications** and
monitor their loan portfolios. Typically these studies employ some

form of discrete choice model (such as linear discriminant analysis, logit or probit models) where firm distress...

...in the interpretation of the concept of 'satisfactory condition'. Further, not every council appears to take the requirement seriously, with some arriving at estimates by **comparing** book **values** with **current** replacement costs, and others making crude rather than systematic based assessments (see Walker et al., 1999). However, with experience and greater investment of time and...

18/3,K/11 (Item 1 from file: 101)
DIALOG(R)File 101: Disclosure Database(R)
01793798
PACIFIC CAPITAL BANCORP NEW
Disclosure Co No: P025525000
Cross Reference: WAS SANTA BARBARA BANCORP
Company Status: Active

Exchange: NMS
Ticker Symbol: PCBC
Location of Incorporation: CA

Primary SIC Code: 6022
Other SIC Codes: 6712

Description of Business:
  The Group's principal activities are to provide commercial banking services to households, professionals and small to medium sized businesses. The banking services include making commercial, leasing, consumer, commercial and residential real estate loans and small business administration guaranteed loans. Deposits are accepted for checking, interest-bearing checking, money-market, savings, and time accounts. It also offers safe deposit boxes, travelers checks, money orders, foreign exchange services, and cashiers checks. The Group through the trust and investment services division offers wealth management services. The services are offered through 50 banking offices under the brand names Santa Barbara Bank and Trust, First National Bank of Central California, South Valley National Bank, San Benito Bank and First Bank of San Luis Obispo. As of 31-Dec-2008 the Group has 51branches.

Description of Business:
Full record with Footnotes in Fmt 9

President's Letter:

Management Discussion:
...The Company incurred larger than anticipated losses as a result of improved fraud screening by the IRS in 2007. The IRS made changes to its **fraud detection** system and penalty collection practices for the 2007 tax season which have both contributed to the increased losses on RALs. The RAL pre-file product also experienced higher losses due to the new IRS **fraud detection** system. The RAL pre-file product is a

RAL product that was offered in advance of the taxpayer's filing of their tax return, primarily...for comparability, charge-offs amounts and ratios for the Company are shown both with total loans and "other loans" which exclude RALs. In order to **compare** the **ratio** of net charge-offs to average loans to our peers, it is best to **compare** the **ratio** of net charge-offs to average loans excluding RALs. Exclusive of RALs, the ratio of net charge-offs to average loans over the last five ...funds advanced due to the increased credit risk rather than the length of time that the loan is outstanding. Nonetheless, because the customer signs a **loan application** and note, the Company reports the fees as interest income.

RT Fees

When customers do not choose or do not qualify for a RAL, they...

Footnotes:
...financial statements.

Legal

The Company has been a defendant in a class action lawsuit brought on behalf of

persons who entered into a refund anticipation **loan application** and agreement

(the "RAL Agreement") with the Company from whose tax refund the Company deducted a debt owed by the applicant to another RAL lender...